

SILVER CREEK ASSOCIATION

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40027 - Easement Income	-	-	-	1,100.00	-	1,100.00	-
40170 - Lawsuit Recovery	41,106.44	-	41,106.44	41,106.44	-	41,106.44	-
41000 - Assessments	108,040.00	108,040.00	-	1,080,072.76	1,080,400.00	(327.24)	1,296,480.00
42120 - Keys/Gate Cards	52.00	-	52.00	1,196.31	-	1,196.31	-
42260 - Clubhouse Rentals	1,200.00	532.25	667.75	8,730.00	5,322.50	3,407.50	6,387.00
42300 - Collection Fees	(17.00)	-	(17.00)	(17.00)	-	(17.00)	-
42700 - Fines and Violations	39,750.00	-	39,750.00	219,812.37	-	219,812.37	-
44000 - Late Charges	8,158.28	-	8,158.28	66,688.65	-	66,688.65	-
45000 - Miscellaneous	130.00	-	130.00	1,002.42	-	1,002.42	-
45320 - NSF Fees	105.00	-	105.00	455.00	-	455.00	-
45425 - Supplemental Assessments	15,530.00	15,530.00	-	155,300.00	155,300.00	-	186,360.00
45850 - Reserve Funding	(25,000.00)	(25,000.00)	-	(250,000.00)	(250,000.00)	-	(300,000.00)
Total Income	189,054.72	99,102.25	89,952.47	1,325,446.95	991,022.50	334,424.45	1,189,227.00
Total Income	189,054.72	99,102.25	89,952.47	1,325,446.95	991,022.50	334,424.45	1,189,227.00

Operating Expense

Administration

52020 - Accounting Services	100.00	837.50	737.50	6,400.00	8,375.00	1,975.00	10,050.00
52090 - Bad Debt	-	236.67	236.67	-	2,366.70	2,366.70	2,840.00
52100 - Bank Fees	-	-	-	15.00	-	(15.00)	-
52120 - Collection Fees	-	23.67	23.67	-	236.70	236.70	284.00
52160 - Delinq Admin Fee	2,650.00	2,852.33	202.33	23,029.46	28,523.30	5,493.84	34,228.00
52162 - Delinq Admin Fee Billed to HO	(5,485.00)	(4,120.00)	1,365.00	(49,055.00)	(41,200.00)	7,855.00	(49,440.00)
52200 - Licenses and Permits	(436.18)	-	436.18	(436.18)	-	436.18	-
52250 - Insurance	4,043.17	5,200.00	1,156.83	38,815.74	52,000.00	13,184.26	62,400.00
52350 - Legal	1,214.00	4,166.67	2,952.67	15,170.72	41,666.70	26,495.98	50,000.00
52360 - Legal Reimbursable	26,125.19	5,430.08	(20,695.11)	147,311.07	54,300.80	(93,010.27)	65,161.00
52370 - Legal Reimbursable Billed to HO	(20,684.30)	(3,157.75)	17,526.55	(71,009.31)	(31,577.50)	39,431.81	(37,893.00)
52450 - Management Contract	10,600.08	10,666.67	66.59	106,000.80	106,666.70	665.90	128,000.00
52470 - Management Fees Extras	319.20	-	(319.20)	4,301.10	-	(4,301.10)	-
52575 - Office Expenses	2,820.29	4,689.75	1,869.46	32,792.31	46,897.50	14,105.19	56,277.00
52800 - Professional Services	-	952.08	952.08	-	9,520.80	9,520.80	11,425.00
52815 - Reimb Exp Billed to HO	-	(22.25)	(22.25)	(1,661.33)	(222.50)	1,438.83	(267.00)
52830 - Reserve Study	-	291.67	291.67	2,410.00	2,916.70	506.70	3,500.00
52840 - Security Services	8,010.00	4,166.67	(3,843.33)	41,450.00	41,666.70	216.70	50,000.00
52870 - Social Events	-	250.00	250.00	(1,117.13)	2,500.00	3,617.13	3,000.00
52900 - Storage Fees	290.00	250.00	(40.00)	3,483.00	2,500.00	(983.00)	3,000.00
52920 - Income Taxes	-	1,833.33	1,833.33	18,500.00	18,333.30	(166.70)	22,000.00
52925 - Federal Tax	-	3,055.58	3,055.58	-	30,555.80	30,555.80	36,667.00
52930 - Real Estate Taxes	-	833.33	833.33	14,753.62	8,333.30	(6,420.32)	10,000.00
52990 - Website	-	125.00	125.00	825.54	1,250.00	424.46	1,500.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
53400 - Clubhouse	3,143.96	625.00	(2,518.96)	7,135.08	6,250.00	(885.08)	7,500.00
54150 - Common Area	8,281.92	625.00	(7,656.92)	25,026.54	6,250.00	(18,776.54)	7,500.00
56380 - Irrigation Repairs and Maint	-	603.75	603.75	629.84	6,037.50	5,407.66	7,245.00
Total Administration	40,992.33	40,414.75	(577.58)	364,770.87	404,147.50	39,376.63	484,977.00
Landscaping							
59200 - Irrigation	-	1,616.17	1,616.17	25,226.66	16,161.70	(9,064.96)	19,394.00
59300 - Landscape Contract	21,973.55	20,833.33	(1,140.22)	185,675.92	208,333.30	22,657.38	250,000.00
59350 - Landscape Maintenance	-	5,058.50	5,058.50	377.39	50,585.00	50,207.61	60,702.00
59384 - Landscape Supplies	-	83.33	83.33	-	833.30	833.30	1,000.00
59500 - Tree Maintenance	-	4,166.67	4,166.67	17,871.78	41,666.70	23,794.92	50,000.00
Total Landscaping	21,973.55	31,758.00	9,784.45	229,151.75	317,580.00	88,428.25	381,096.00
Repairs and Maintenance							
60615 - Parking Enforcement	7,400.00	2,000.00	(5,400.00)	20,636.23	20,000.00	(636.23)	24,000.00
64671 - Playground Repairs	-	833.33	833.33	-	8,333.30	8,333.30	10,000.00
66050 - Backflow	-	208.33	208.33	2,389.08	2,083.30	(305.78)	2,500.00
66100 - Cleaning Service	-	370.83	370.83	922.50	3,708.30	2,785.80	4,450.00
66204 - Retention Pond	-	2,916.67	2,916.67	-	29,166.70	29,166.70	35,000.00
66215 - Fences	1,407.08	833.33	(573.75)	16,059.58	8,333.30	(7,726.28)	10,000.00
66230 - Fire Equipment	-	41.67	41.67	-	416.70	416.70	500.00
66300 - Gate Repairs	9,861.52	4,166.67	(5,694.85)	29,085.64	41,666.70	12,581.06	50,000.00
66330 - Gate Remote	-	83.33	83.33	-	833.30	833.30	1,000.00
66360 - HVAC	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
66390 - Lighting	-	123.67	123.67	17,950.58	1,236.70	(16,713.88)	1,484.00
66410 - General Maintenance & Repairs	250.30	5,854.58	5,604.28	3,228.70	58,545.80	55,317.10	70,255.00
66700 - Plumbing Repairs & Maintenance	-	-	-	528.00	-	(528.00)	-
66745 - Security System	-	166.67	166.67	7,075.98	1,666.70	(5,409.28)	2,000.00
66760 - Signage	-	83.33	83.33	1,118.47	833.30	(285.17)	1,000.00
66780 - Storm	-	1,666.67	1,666.67	11,303.16	16,666.70	5,363.54	20,000.00
Total Repairs and Maintenance	18,918.90	19,474.08	555.18	110,297.92	194,740.80	84,442.88	233,689.00
Utilities							
70070 - Electricity	5,134.21	3,416.67	(1,717.54)	38,373.07	34,166.70	(4,206.37)	41,000.00
70270 - Gas	36.75	145.83	109.08	1,005.38	1,458.30	452.92	1,750.00
70300 - Internet	168.32	158.33	(9.99)	1,526.03	1,583.30	57.27	1,900.00
70551 - Water & Sewer	2,089.02	466.50	(1,622.52)	21,132.43	4,665.00	(16,467.43)	5,598.00
70600 - Telephone	400.00	326.42	(73.58)	3,891.93	3,264.20	(627.73)	3,917.00
70650 - Trash	-	275.00	275.00	2,479.74	2,750.00	270.26	3,300.00
70670 - Water	16,740.13	2,666.67	(14,073.46)	72,584.87	26,666.70	(45,918.17)	32,000.00
Total Utilities	24,568.43	7,455.42	(17,113.01)	140,993.45	74,554.20	(66,439.25)	89,465.00
Total Expense	106,453.21	99,102.25	(7,350.96)	845,213.99	991,022.50	145,808.51	1,189,227.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Total	82,601.51	-	82,601.51	480,232.96	-	480,232.96	-

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
43100 - Interest Reserves	10,840.79	-	10,840.79	111,081.75	-	111,081.75	-
48000 - Reserve Funding	25,000.00	25,000.00	-	250,000.00	250,000.00	-	300,000.00
Total Income	35,840.79	25,000.00	10,840.79	361,081.75	250,000.00	111,081.75	300,000.00
Total Income	35,840.79	25,000.00	10,840.79	361,081.75	250,000.00	111,081.75	300,000.00
Reserve Expense							
Reserve							
80235 - Community Pathways	-	1,666.67	1,666.67	-	16,666.70	16,666.70	20,000.00
80340 - Mailboxes	-	13,583.33	13,583.33	56,957.35	135,833.30	78,875.95	163,000.00
80370 - Playground	-	-	-	54,092.96	-	(54,092.96)	-
83640 - Gate Monuments	-	416.67	416.67	-	4,166.70	4,166.70	5,000.00
83750 - Roads	-	416.67	416.67	-	4,166.70	4,166.70	5,000.00
85220 - Clubhouse Building	-	666.67	666.67	-	6,666.70	6,666.70	8,000.00
Total Reserve	-	16,750.01	16,750.01	111,050.31	167,500.10	56,449.79	201,000.00
Total Expense	-	16,750.01	16,750.01	111,050.31	167,500.10	56,449.79	201,000.00
Reserve Net Total	35,840.79	8,249.99	27,590.80	250,031.44	82,499.90	167,531.54	99,000.00
Net Total	118,442.30	8,249.99	110,192.31	730,264.40	82,499.90	647,764.50	99,000.00